

DESIGN AND ACCESS STATEMENT FOR PROPOSED DEVELOPMENT TO THE REAR OF CREST HOUSE, COLES LANE, SWINESHEAD

1. Access is directly off Coles Lane, from an adopted highway, there is enough provision for a shared drive for the purpose of gaining access to the proposed building at the bottom of the garden.
2. The land is included for development within the draft south east Lincolnshire local plan. The site at the moment is garden with a few young trees growing, which some may remain to enhance the development in question. The site is vacant and is fairly flat mostly above the flood risk areas in Swineshead. Only the last two metres fall within flood zone 2, which will not be near the dwelling, if deemed necessary the floor slab can be raised 300mm to be on the safe side.
3. The southern boundary is sheltered from the agricultural field with conifers and semi mature trees, which will be kept, although slightly reduced in height. The east boundary is the rear garden to the next door neighbour 'Rosedale' and is laid to grass with semi mature trees, and can be screened if necessary with 1.8 metre close board fencing. The west boundary is at the moment post and rail, but when the development on that land (permission for five bungalows, and now under construction) is complete, there will be a 1.8 metre close board fence in place.
4. The adjacent buildings being built will be a high quality development, and this construction (single storey bungalow) will also be a high quality development to match the rest of the dwellings in Coles Lane. The single storey development will not impact on the privacy or overlook either the west or east side of the boundaries, and is shielded from the A17 by the mature trees on the south boundary.
5. Foul drainage will be by mains connection to Coles Lane, also the surface water, or if permission granted to discharge in the dyke at the bottom (Black Sluice Drainage Board), at the moment surface water from Crest House, goes to keep the ponds topped up and surface water from the development can also be channelled there if required.
6. Quality materials will be used to compliment the rest of the development adjacent to the site. There will be a sufficient area at the front of the proposed property for turning etc, to enable vehicles to enter and leave in forward gear. The driveway to the dwelling will be porous, mainly hardcore base with a gravel topping. The dwelling will be a traditional building of good quality multi stock brick and concrete or clay, tiled roof to blend in with the surrounding dwellings and will incorporate all the building and disability regulations required at that time.
7. The visual impact of the dwelling from Coles Lane, will be minimal, as the existing garage will be demolished and a slightly smaller one built further in from the east boundary and slightly further back, to allow access to the proposed building.
8. The shared drive down to the rear of the new garage for Crest House, which both houses (include the proposed new build) will have responsibility for, after then the proposed new dwelling will have sole responsibility.

9. The proposed new dwelling will have minimum effect on the East boundary as the new development (adjacent) on the West boundary will have on Crest House or the proposed new dwelling.

10. It is envisaged, as the proposed new development would be a three bedroomed bungalow of which there appears to be an affordable shortage in the area, it would suit a more mature couple, (possible the vendor), so the increase in traffic on Coles Lane would be minimal.

11. There are a few un-established young trees which may have to be removed should they interfere with the proposed new building, but to counter that a tree planting scheme at the front of the proposed new property would be submitted partially to screen the proposed new property from Crest House and partly to replace the trees removed from behind the new property.

TO SUM UP Swineshead, has several amenities, two grocery stores, farm shops, doctors surgery, village hall, church hall, and several clubs and organisations. This proposed new build will have minimal or no effect on the infrastructure of the village, considering the amount of development that already exists, and is in progress.

As the whole of the Crest House plot at the moment is approx 1960 square metres, (just under 0.2 ha) to avoid possible over development it is proposed to split the area of the land approximately in half, exact areas to be decided.